

2 Bed House - Townhouse

Offers around £162,000

 Samantha Court, Oakwood, Derby, DE21 2JQ



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Townhouse

£162,000

 Samantha Court, Oakwood, Derby, DE21 2JQ

IMMEDIATE POSSESSION - NO UPWARD CHAIN - HIGH SPECIFICATION - UPGRADED MID TOWNHOUSE - IDEAL FIRST TIME BUY / INVESTMENT - TWO BEDROOMS - WELL EQUIPPED KITCHEN - MODERN BATHROOM WITH SHOWER - ELECTRIC CENTRAL HEATING - UPVC DOUBLE GLAZING - LOW MAINTENANCE GARDEN - CAR PARKING SPACE - CUL DE SAC POSITION - SOUGHT AFTER LOCATION - FREEHOLD - ENERGY RATING E - COUNCIL TAX BAND A.

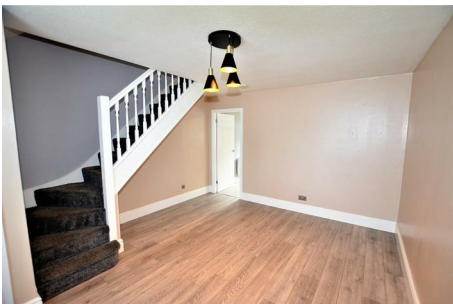
Reception Hall

Having UPVC opaque double glazed entrance door and laminated wood effect floor.

Sitting Room 15'0" x 12'5" (4.58 x 3.80)



Having a laminated wood effect floor, ceramic electric radiator, television and media connection points and staircase to first floor.



Refitted Dining Kitchen 12'5" x 7'7" (3.79 x 2.33)



Having a full range of high gloss fitted wall, base and drawer units with contemporary brushed chrome handles, black granite effect laminated rolled edge working surfaces, complimentary polished ceramic tiled splash backs with with contrasting laminate floor, inset black glass four ring ceramic hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, inset stainless steel sink top with side drainer, hot and cold mixer tap, ceramic electric radiator, UPVC double glazed window and UPVC opaque double glazed door to rear garden.

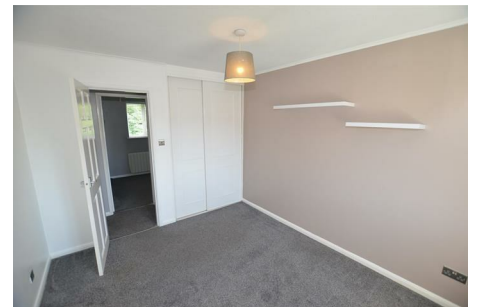
First Floor Landing

With access to roof space.

Bedroom One 12'0" x 9'4" (3.66 x 2.87)



Having recessed built in single and double wardrobe, bulk head airing cupboard, ceramic electric radiator and UPVC double glazed window to front aspect.



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Townhouse

£162,000

 Samantha Court, Oakwood, Derby, DE21 2JQ

Bedroom Two 7'10" x 7'3" (2.39 x 2.22)



The property occupies a cul-de-sac position at this popular residential address. To the front is a tarmac fore court with car standing space together with an open lawned foregarden. The low maintenance landscaped rear garden is enclosed by close panelled fencing, laid to an artificial lawn with full width patio area, pathway and gated access to front.

Having ceramic electric radiator and UPVC double glazed window to rear aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, complimentary ceramic part tiled walls with contrasting vinyl floor, electric heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



www.phillipsandco.co.uk | 01332 40 25 25

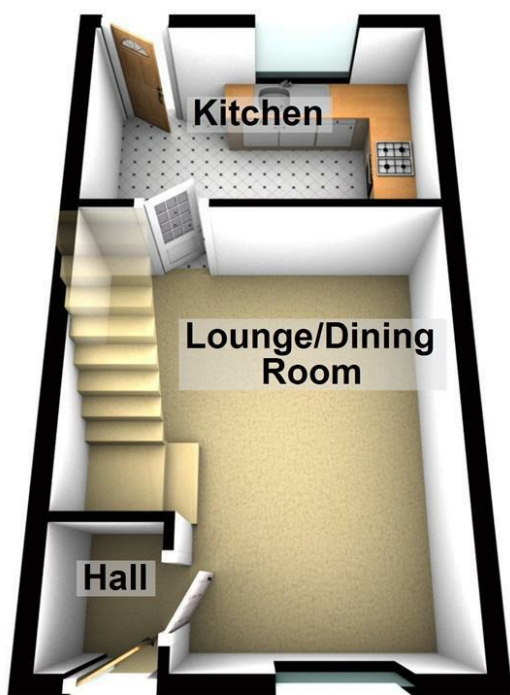
**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Townhouse

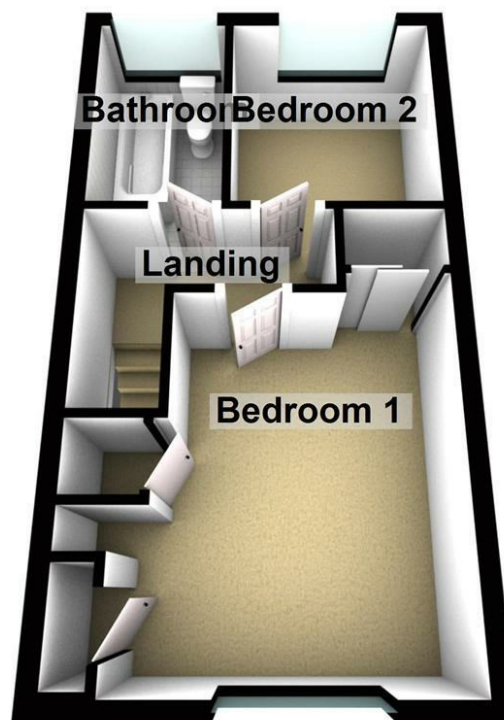
£162,000

 Samantha Court, Oakwood, Derby, DE21 2JQ

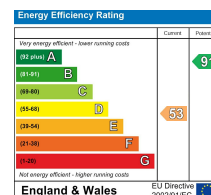
Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.phillipsandco.co.uk | 01332 40 25 25

